



NOTICE OF ADMINISTRATIVE DECISION

September 4, 2019

Mike LaPorte
Summit West Signs
335 E. Baseline Rd.
Gilbert, AZ 85233
Email: mike@summitwestsigns.com

RE: Administrative Design Review to establish a Comprehensive Sign Plan for the Gilbert Business Park located at 971 N. Gilbert Road: **DR06-60-S (PDR-2019-000031)**

Dear Mr. LaPorte:

Staff has reviewed the drawings received for Administrative Design Review regarding Gilbert Business Park. Staff has made the following findings:

- The project is consistent with the LDC and applicable design guidelines;
- The project is compatible with adjacent and nearby development; and
- The project design provides for safe and efficient provision of public services.

Based on the above, staff has approved this Administrative Design Review with the following attached information and conditions:

1. Construction shall conform to the exhibits submitted for this request. All exhibits are stamped administratively September 4, 2019.

If you have any questions regarding these findings, please contact me at (480) 503-6589.

Sincerely,

A handwritten signature in cursive script that reads "Joshua Rogers".

Josh Rogers
Planner II
Town of Gilbert



GILBERT BUSINESS PARK

971 N Gilbert Road, Gilbert AZ, 85234

To Whom it May Concern:

As the Manager's Agent for Gilbert Business Park Properties, the proposed Comprehensive Sign Package has been accepted and approved for submittal and review by the Town of Gilbert. Any questions can be directed to myself or to Mike LaPorte with Summit West Signs. Thank you for your cooperation.

Sincerely,
James Schinco
Manager
Gilbert Business Park
(C) 402-968-7077

Gilbert Business Park Properties

COMPREHENSIVE SIGN PLAN



APPROVED

Administrative Design Review

Case # PDR-2019-00031

Date September 4, 2019

Prepared By:



335 E. Baseline Rd, Gilbert, AZ 85233 PH: 480.926.3465

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Section A:

Property Information

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Property Information

Parcel Information

Property Owner

Gilbert Business Park
1514 E. Treasure Cove Dr.
Gilbert Az 85234

Property Address

971 N Gilbert Road
Gilbert, AZ 85234

Parcel Number

304-10-017N

Parcel Square Footage

262,841

Zoning

GC

Signage Consultant

Summit West Signs
335 E. Baseline Road
Gilbert, AZ 85223
480.926.3465
Mike@SummitWestSigns.com

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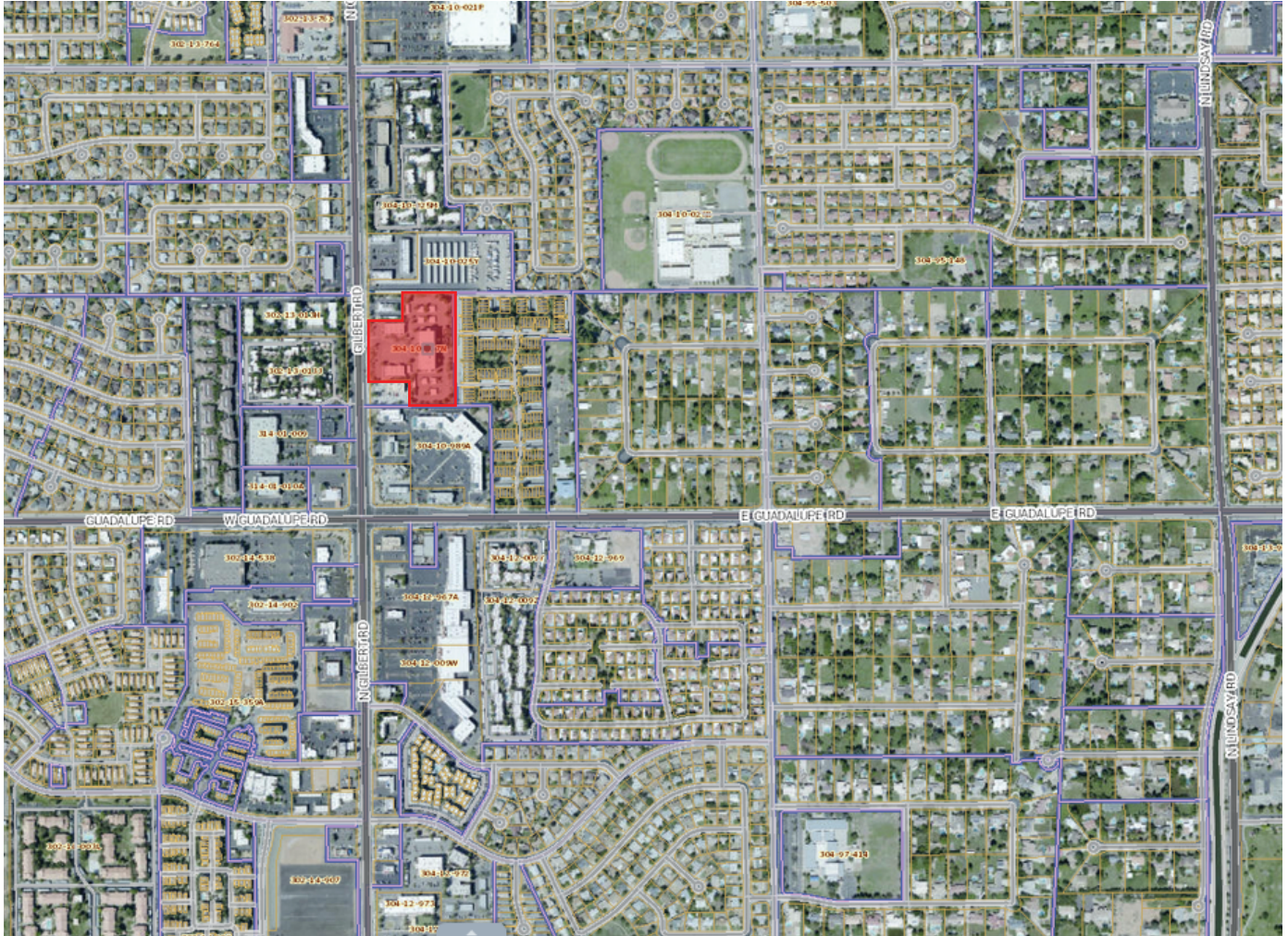
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Property Information

Location

Vicinity



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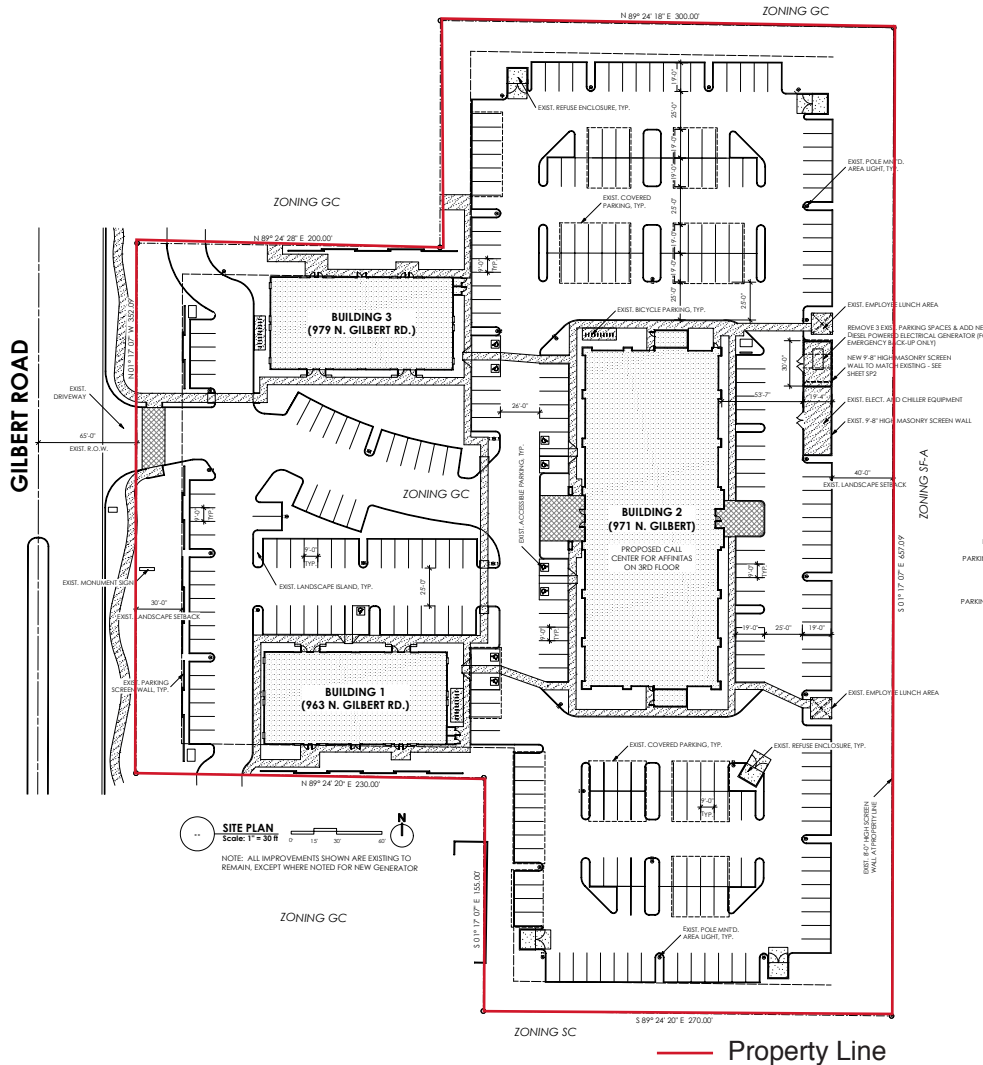
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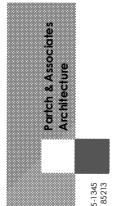
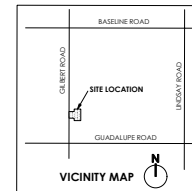
Property Information

Site Plan



PROJECT DATA:

SITE ADDRESS: 971 N. GILBERT ROAD
 A.P.N.: 304-10-017H
 ZONING: GC (GENERAL COMMERCIAL)
 NET SITE AREA: 262,873 S.F. (6.03 ACRES)
 PARKING REQUIRED: 19,170 S.F. CALL CENTER / 150 = 128 SPACES
 46,682 S.F. GENERAL OFFICE / 250 = 187 SPACES
 TOTAL SPACES REQUIRED: 323
 PARKING PROVIDED: 313 (REQUEST FOR DEERAL OF 10 SPACES IS BEING REQUESTED THROUGH AN ADMINISTRATIVE USE PERMIT)



EXPIRES 12/31/12
**PRELIMINARY
 NOT FOR
 CONSTRUCTION
 OR RECORDING**

| DATE | DRAWING DATE |
|------------|--------------|
| 06/11/2010 | |
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| △ | |
| △ | |
| △ | |

**AFFINITAS
 CORP.**
 AT
 971 N. GILBERT RD.
 GILBERT, AZ
 85234

PROJECT
 1011
 SHEET NO.
SP1
 OF

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Section B:

Multi-Tenant Signage

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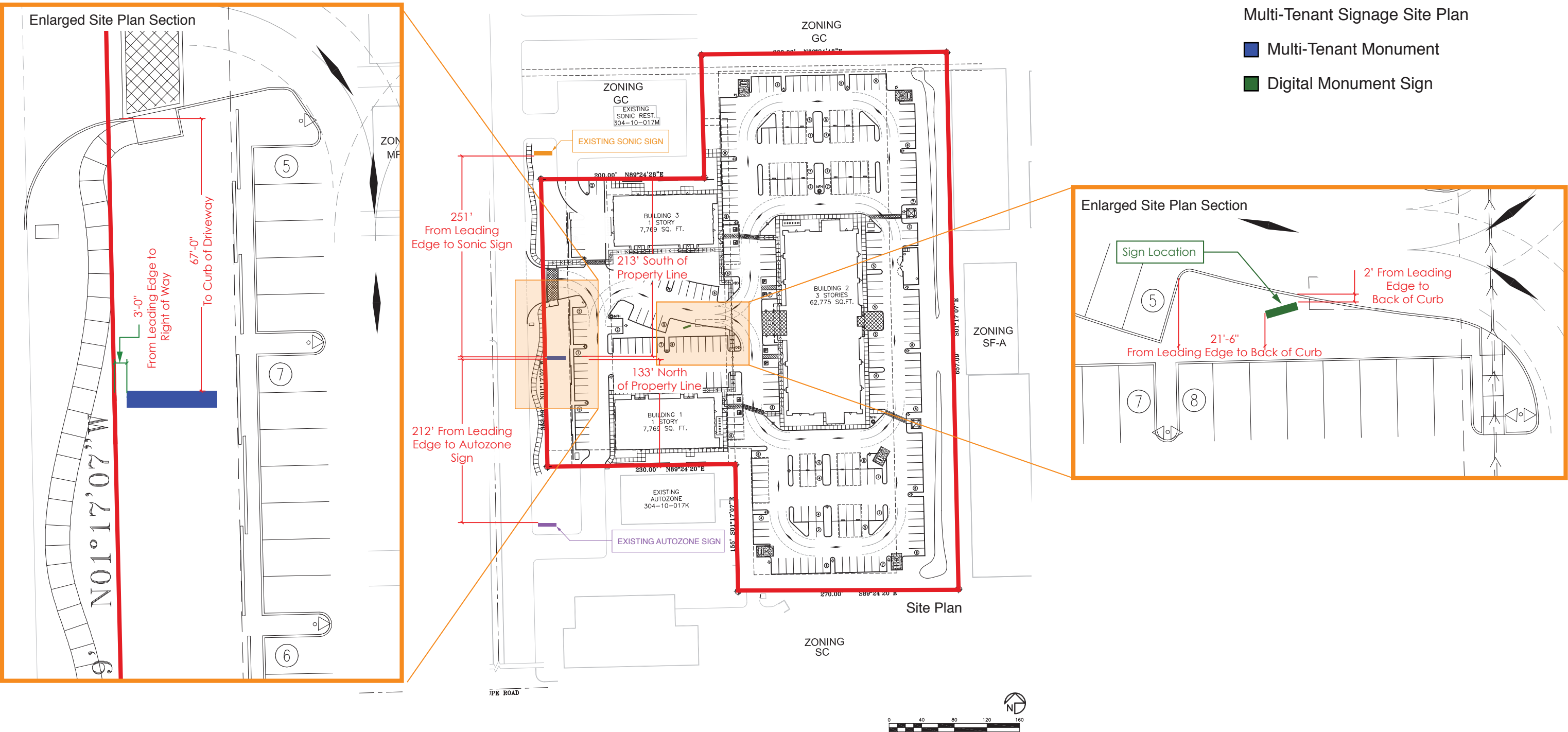
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Multi-Tenant Signage

Signage Matrix

| Sign Type | Location | Sign Function | Responsible Party | Quantity |
|---------------------------------|---|--|---|----------|
| Multi Tenant Monument | South of Main Entrance off East Side of North Gilbert road. Facing Perpendicular to Gilbert Road so viewable to both directions of Traffic. | Identifies Property to Traffic on North Gilbert Road. Identifies Major Tenants inside Property. Sign can be static (non-digital) display or digital at owner’s discretion. | Property owner responsible for maintenance of structure. Tenants are responsible for tenant panels. | 1 |
| Digital or Non Digital Monument | Inside Parking Area Inside Property. | Directs traffic inside complex to specific tenants. | Property owner responsible for maintenance of structure. Tenants are responsible for tenant panels. | 1 |

Multi- Tenant Signage



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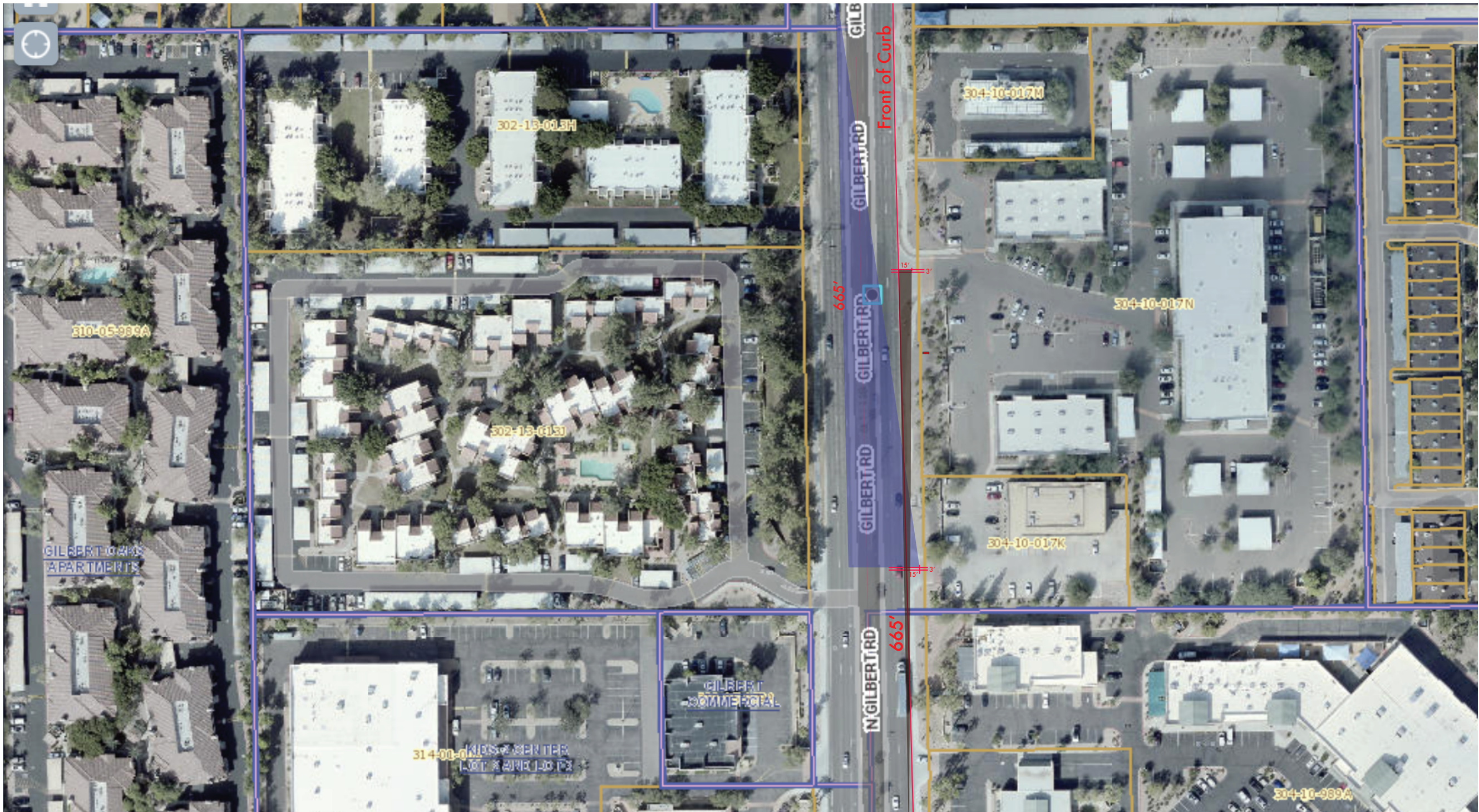


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Multi Tenant Signage

Visibility Triangles



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Multi-Tenant Signage

Multi-Tenant Monument Sign

Introduction

The multi-tenant monument sign is a double sided feature located on the East side of Gilbert Road in landscape area between the sidewalk and the screen wall. The multi-tenant monument will be located south of the main entrance drive and would be visible to both directions of traffic. It will help identify the property, identify the tenants in the complex and help direct traffic into the main parking lot.

Construction

The multi-tenant monument sign ties in architectural details featured throughout the property. The body of the sign is fabricated from aluminum and internally illuminated with white led's. Colors for the reveals and body will match building from the property.

Tenant Signage Availability

Tenants with 5,000 square foot or greater of space are granted placement on this monument sign and shall be granted sign area at property owner's discretion. The numbers of panels and tenant displays shall be governed by current code allowances. Furthermore, this sign may be manufactured or altered at some time in the future to include a digital component at the property owners discretion. The copy that is allowed on this sign is up to the discretion of the landlord. Script fonts and company logos are prohibited.



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Multi-Tenant Signage

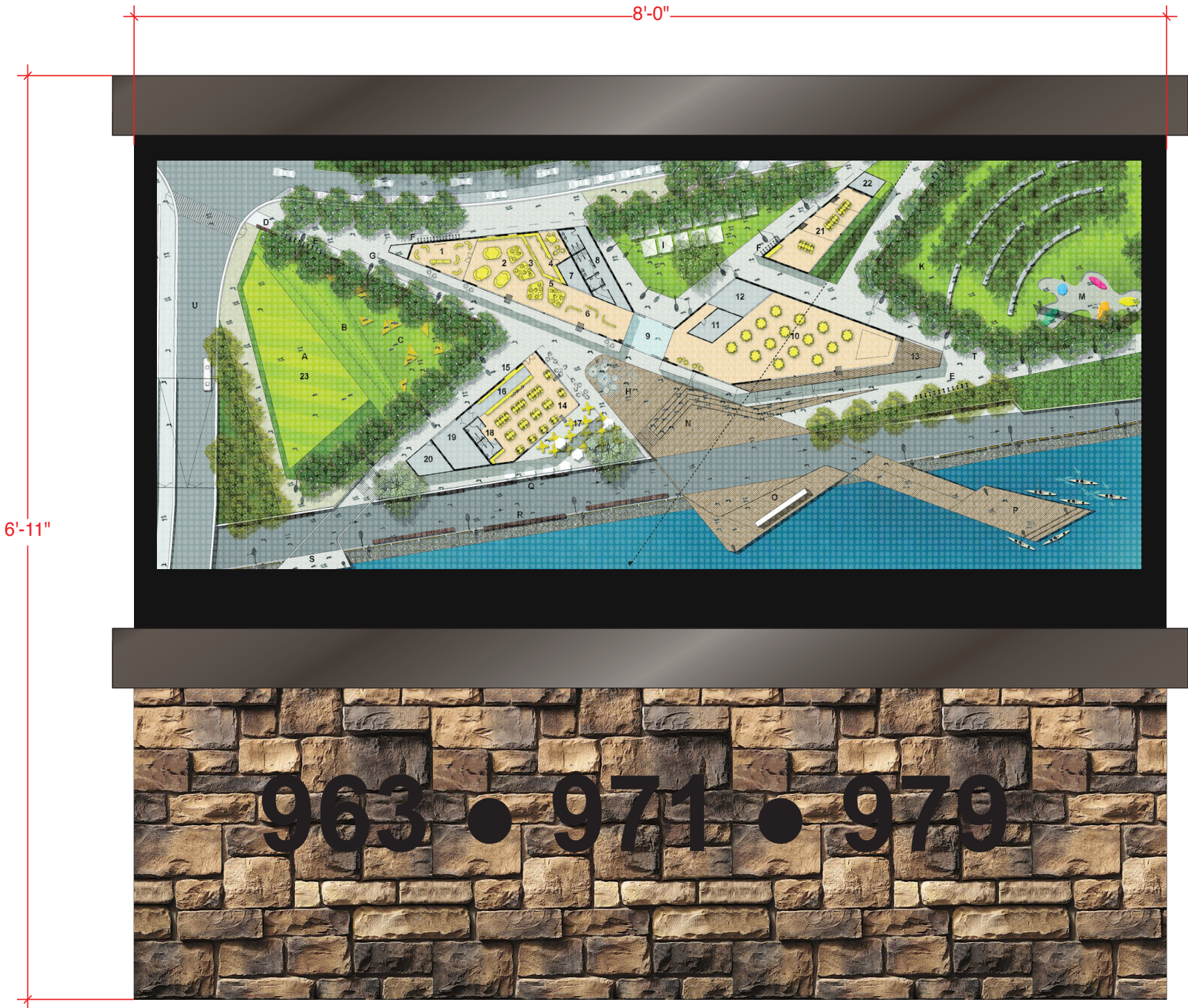
Digital Monument

Introduction

The digital monument is a single sided feature located on the interior of the property. The digital monument is to be located on the south side of the main driveway. It will help direct visitors to tenants within the property, assist in general wayfinding and provide viewers with information specific to the tenants. This sign may also be designed without a digital component and be made smaller at the discretion of the property owner.

Construction

The digital monument sign pulls characteristics from the architectural details featured throughout the property. The base of the sign is masonry and covered in the same stacked stone found throughout the property. The digital monument is set in an aluminum cabinet. The reveals and roof are painted to match simular colors from the buldings.



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Section C:

Tenant Signs

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Building Signage

Guidelines

Introduction

The intent of the Comprehensive Sign Plan is to maintain a cohesive design element which links all of the business entities together as part of this unified “look”, while still supporting the individualized needs of each business.

Size, Area

Overall sign area: Total square footage of each Tenant/Occupant's sign shall be the lesser of the following two measurements:

A. The area derived by calculating 1.50 square foot of sign area for each linear foot Tenant/Occupant's Suite.

-or-

B. The sign area that will fit within the designated sign band for the building/demised space which is associated with the occupancy.

Use of Sign Area

Each sign must be centered within the designated sign band (or in the absence of same, be centered within the fascia sign band directly above the demised premises). All placement is subject to prior Landlord approval, which may be withheld if, in the sole opinion of Landlord: (a) the requested placement will not contribute to an appropriate and pleasing design aesthetic for the project; or, (b) the requested placement will require drilling, penetrations, connections or attachments on a part of the building structure that Landlord considers inappropriate.

Composition of Sign

Each sign must consist of individual letters, using the types allowed as listed in the following sections. More than one type of allowed letters may be used for the total sign (if FCO letters are used they will be allowed for no more than 25% of the total sign area, as specified above). One or two logo or design elements with other than individual characters may be allowed,

subject to Landlord's approval, provided that the area of the logo/design element(s) is no larger than the lesser of either: (a) 25% of the total sign area. Any Landlord-approved typestyle may be used. Upper and lower case characters are allowed. Letter strokes must be proportional to the chosen typestyle. Grotesque typestyles will not be allowed. Flat cut out letters are reserced for modifier type lettering only that is sized at less than 6" tall.

All lettering and copy must be appropriate to the aesthetic look and feel of the center as solely determined by Landlord. Color is limited to MAP Old Copper only.

Placement of Letters:

- Structural I-beams or glue-lam beams are not to be penetrated. Letters are to be centered on the fascia area, within the signband of the storefront, centered left to right and vertically top to bottom, or as is designated on the final approval.
- No unusually distorted letter spacing shall be used to inappropriately extend the copy area.
- Non-corrosive mounting fasteners must be used.
- All penetrations must be sealed with 100% silicone clear caulk.

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Building Signage

Signage Matrix

Signage on Building 2 - 3rd Floor

| Sign Type | Location | Sign Function | Quantity | Maximum Letter Height | Square Footage Allowance | Sign Types Allowed |
|--------------------------|---|---|--|-----------------------|--|--|
| Primary Building Letters | Sign Envelopes facing West on Primary building on the Third Floor | Identifies Major Tenants OR Identifies the Building | Wall Signs are limited to either (1) one building sign and one (1) tenant sign OR two (2) tenant signs | 15” per City Code | Maximum Square Footage Allowed is 1% of the total building area OR 1.5 Square Feet of Sign Area for each lineal foot of building elevation adjacent to the suite | Illuminated Reverse Pan Channel Letters Reverse Pan Channel Letters Flat Cut Out Letters |

Signage on 1st Story of All Buildings

| Sign Type | Location | Sign Function | Quantity | Square Footage Allowance | Sign Types Allowed |
|----------------------------|--|--|--------------------------------|--------------------------|--|
| Primary Building Letters | Sign Envelopes facing West on all buildings and Sign Envelopes facing towards the Main Parking Lot | Identifies Major Tenants or as allowed with landlords approval | 1 per tenant per sign envelope | Per Current Code | Illuminated Reverse Pan Channel Letters Reverse Pan Channel Letters Flat Cut Out Letters |
| Secondary Building Letters | Sign Envelopes Facing East on the Single Story Buildings | Identifies Tenants within the Building | 1 per tenant per sign envelope | Per Current Code | Reverse Pan Channel Letters Flat Cut Out Letters |

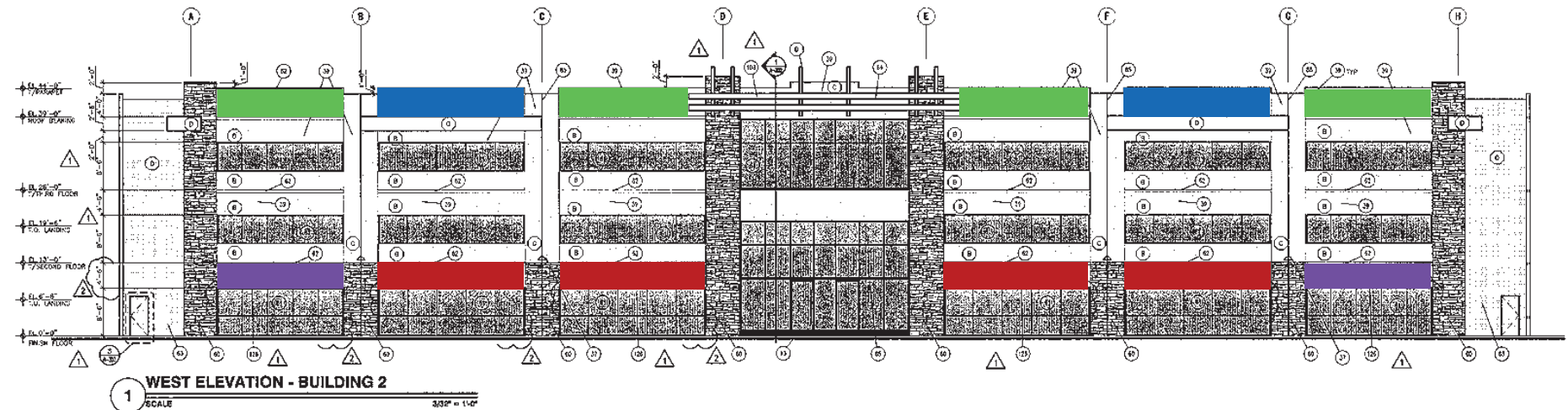
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Building Signage

Sign Envelopes: 3 Story Main Building



Sign Envelopes for 3rd Floor

Sign Envelopes for 1st Floor

- Sign Area = 5' Tall x 22' 6" Wide
Sign Envelope = 4' Tall x 18' Wide
- Sign Area = 5' Tall x 26' Wide
Sign Envelope = 4' Tall x 20' 6" Wide

- Sign Area = 4' 6" Tall x 22' 6" Wide
Sign Envelope = 3' 8" Tall x 18' Wide
- Sign Area = 4' 6" Tall x 26' Wide
Sign Envelope = 4' Tall x 20' 6" Wide

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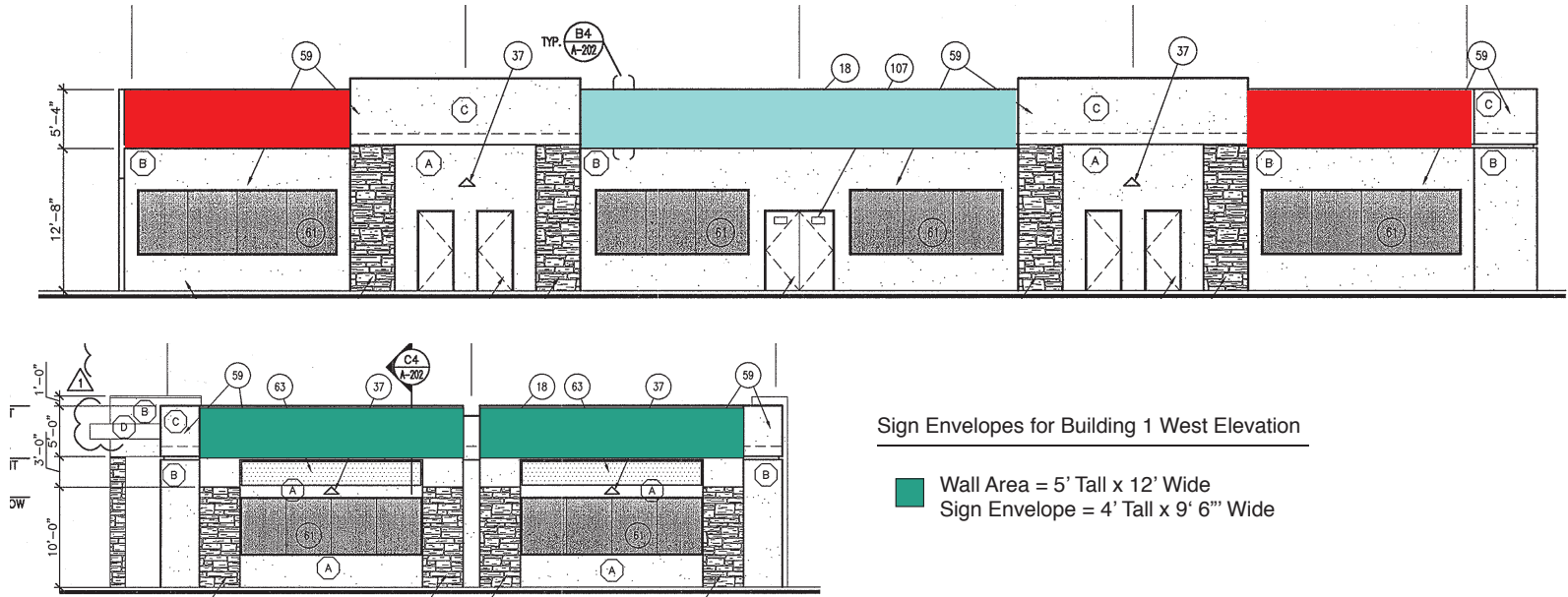
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Building Signage

Sign Envelopes: Single Story Buildings

Building 1



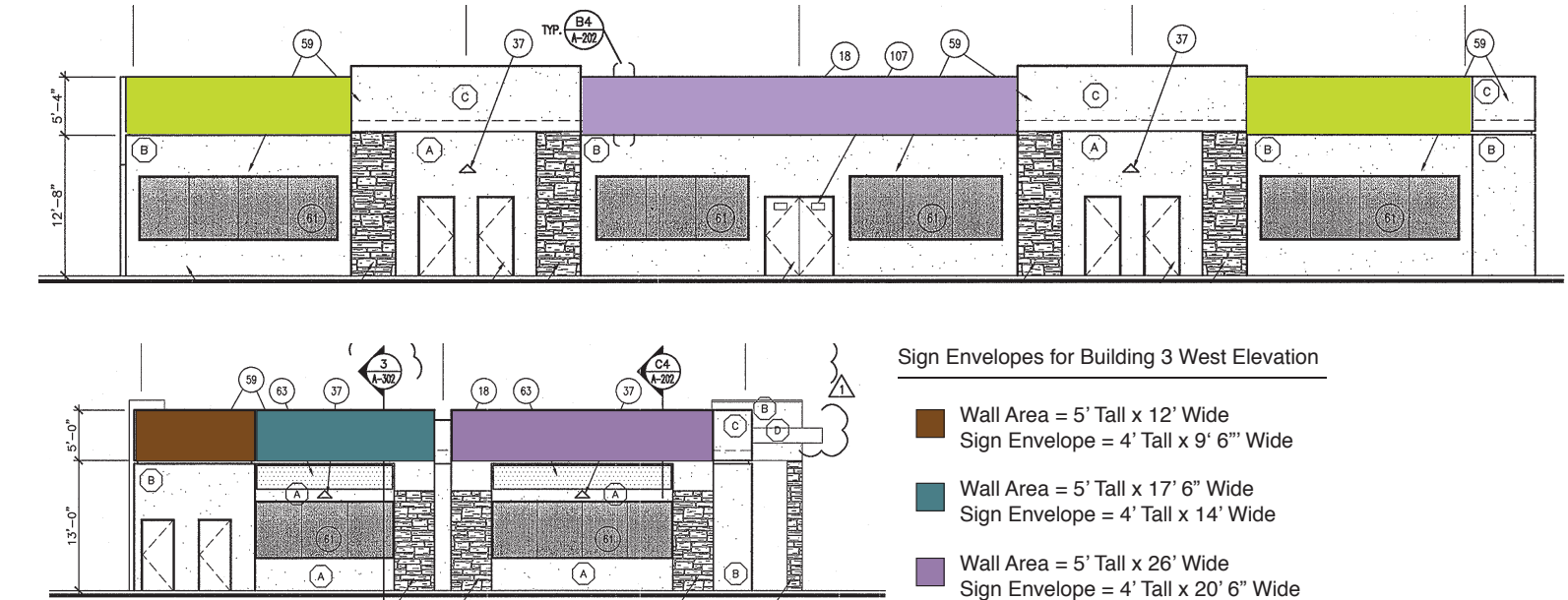
Sign Envelopes for Building 1 North Elevation

- Wall Area = 5' Tall x 20' Wide
Sign Envelope = 4' Tall x 16' Wide
- Wall Area = 5' Tall x 39' Wide
Sign Envelope = 4' Tall x 31' Wide

Sign Envelopes for Building 1 East Elevation

- Wall Area = 5' Tall x 12' Wide
Sign Envelope = 4' Tall x 9' 6" Wide
- Wall Area = 5' Tall x 17' 6" Wide
Sign Envelope = 4' Tall x 14' Wide
- Wall Area = 5' Tall x 26' Wide
Sign Envelope = 4' Tall x 20' 6" Wide

Building 3



Sign Envelopes for Building 3 South Elevation

- Wall Area = 5' Tall x 20' Wide
Sign Envelope = 4' Tall x 16' Wide
- Wall Area = 5' Tall x 39' Wide
Sign Envelope = 4' Tall x 31' Wide

Sign Envelopes for Building 3 East Elevation

- Wall Area = 5' Tall x 12' Wide
Sign Envelope = 4' Tall x 9' 6" Wide

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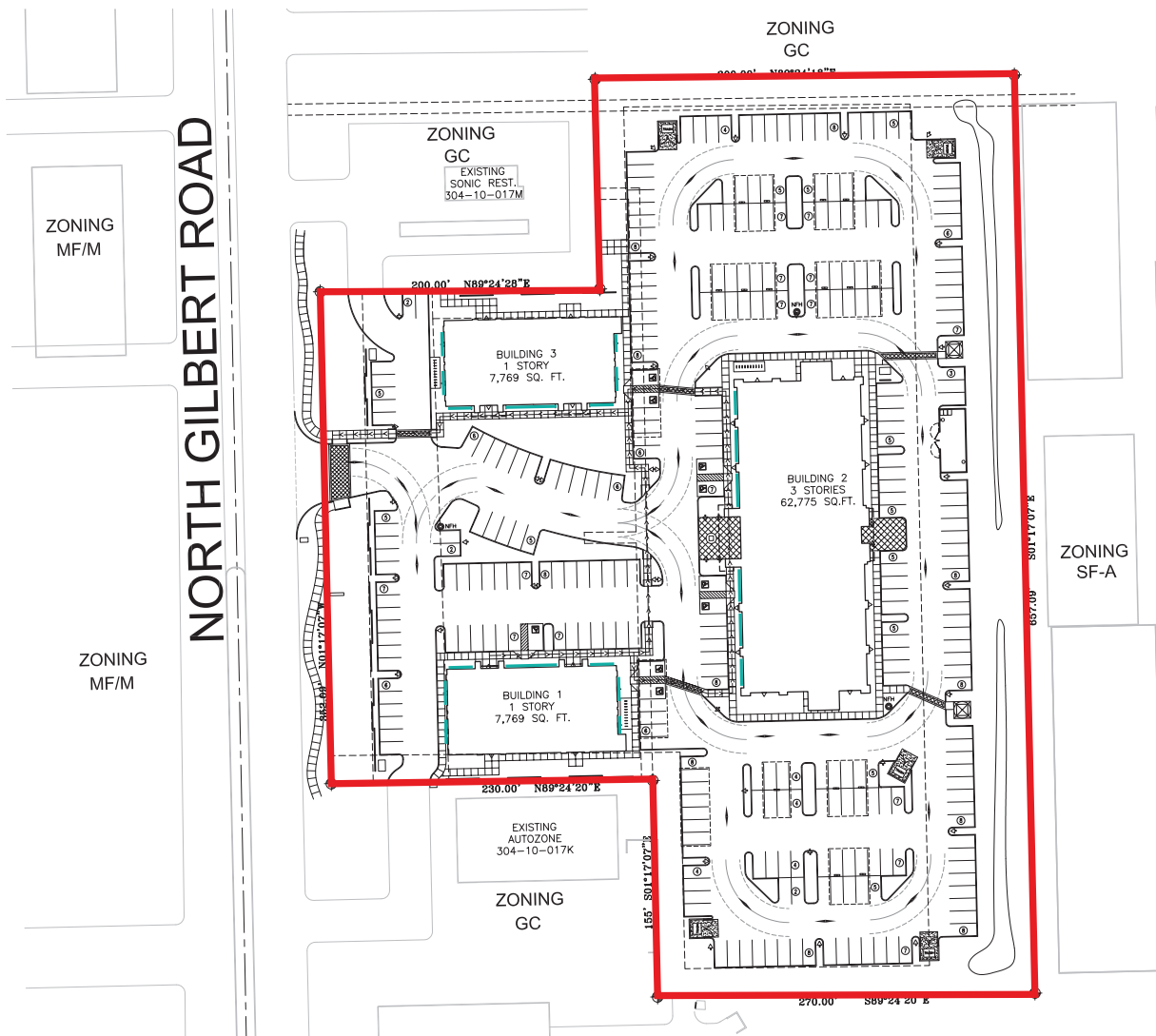
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Building Signage

Building Sign Location Plan

Building Signage Site Plan

- Illuminated Reverse Pan Channel Letters
- Reverse Pan Channel Letters
- Flat Cut Out Letters



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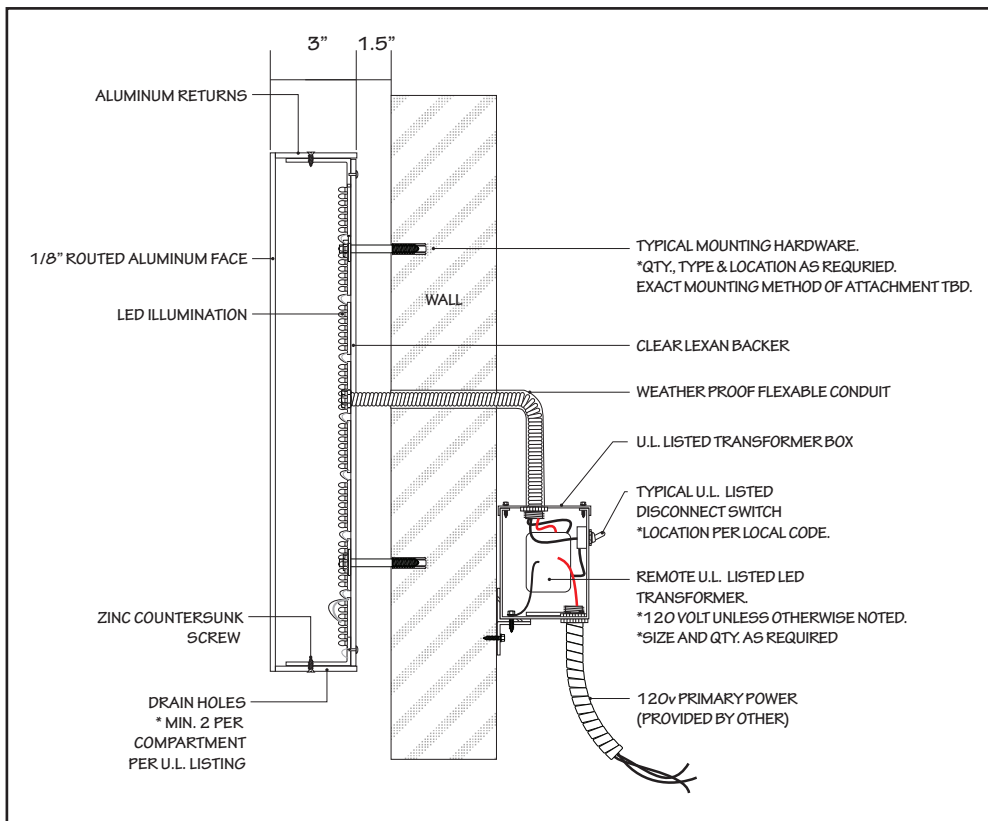
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Building Signage

Illuminated Reverse pan Channel Letters

Individual reverse pan channel (RPC) letters, which are internally illuminated. RPC letters are to be fabricated of welded aluminum, with CNC cut faces, using a minimum thickness of .080" for the faces, and .063" for the returns. The return depth of all RPC letters shall be up to 3". Lesser return depths are allowed as needed based on Letters height and stroke widths. The minimum size of mounting spacers are 1" above wall surface. Mounting may be accomplished using studs or clips, as is appropriate to the letter type & design. Any illumination is to be internal, halo type, and must be sufficient to provide an evenly lit, uniform, bright appearance. All illumination of letters must be with approved internal LED's; no neon illumination is allowed. White GE Led illumination is the only approved internal illumination. All letters must be constructed and installed in accordance with UL-48, NEC 2008 (or such earlier version as is recognized by local authorities) and local codes. Returns and faces must be same color. All letters must be painted with a multi-part automotive type (such as MAP) satin finish, in Landlord-approved color(s) as are appropriate for the center environment.



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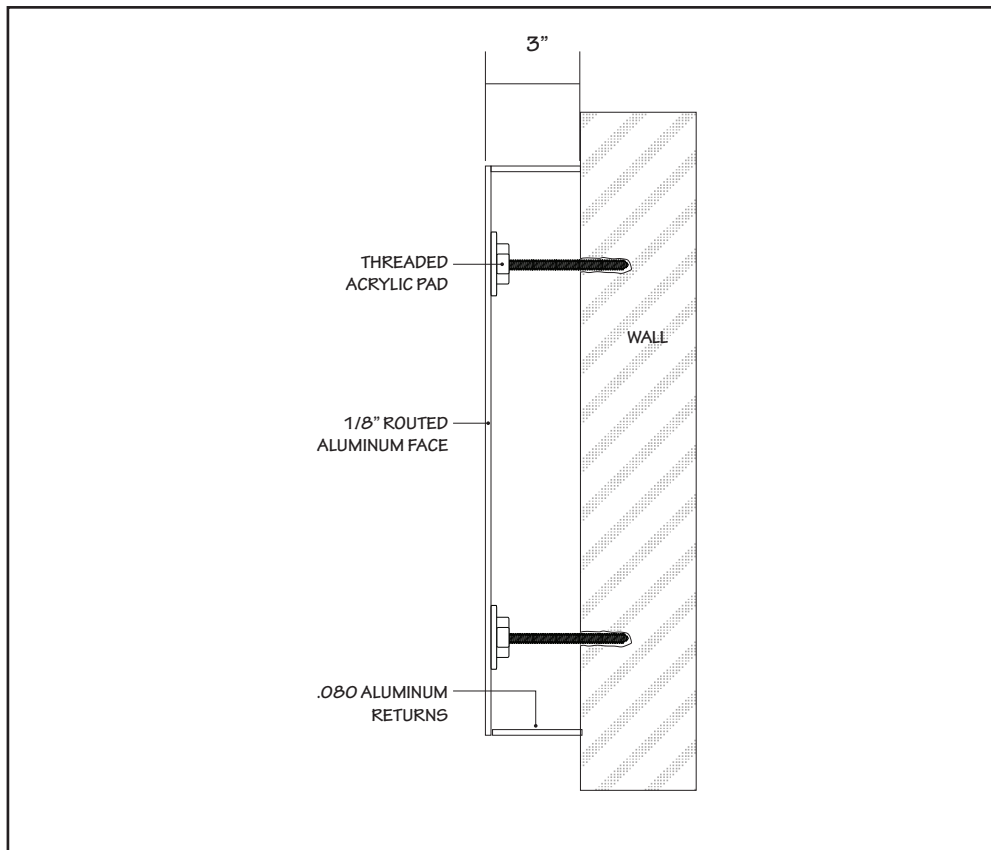
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Building Signage

Non-Illuminated Reverse pan Channel Letters

Non Illuminated Individual reverse pan channel (RPC) letters are to be fabricated of welded aluminum, with CNC cut faces, using a minimum thickness of .080" for the faces, and .063" for the returns. The return depth of all RPC letters shall be up to 3" depth. Non Illuminated Reverse Pan Channel Letters to be mounted Flush against the buildings facia. Mounting may be accomplished using studs or clips, as is appropriate to the letter type & design. Returns and faces must be same color. All letters must be painted with a multi-part automotive type (such as MAP) satin finish, in Landlord-approved color(s) as are appropriate for the center environment.



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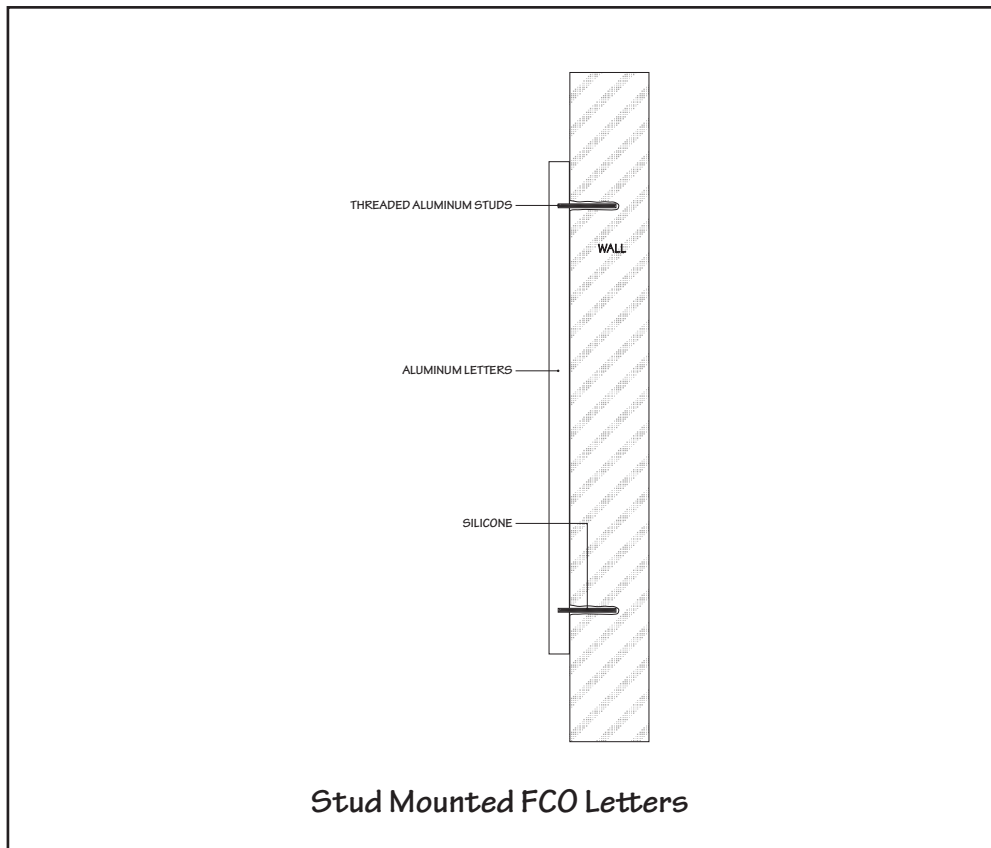
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Building Signage

Flat Cut Out Letters

Non Illuminated Individual Flat Cut Out (FCO) letters are to be fabricated of aluminum, with CNC cut faces, using a minimum material thickness of .125" and not to exceed .25". Mounting may be accomplished using studs as is appropriate to the letter type & design . All letters must be painted with a multi-part automotive type (such as MAP) satin finish, in Landlord-approved color(s) as are appropriate for the center environment.



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